



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		TOWER RD, LINCOLN

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 16. ACRES of land mainly classified as MUNICPL with a(n) PMP/VLV HS Building Built about 1960, Having Primarily CONC BLOCK Exterior and MEMBRANE Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
903	MUNICPL		14.1635		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									424,905						424,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	24,200	300	16.000	967,300	991,800		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	24,200	300	16.000	967,300	991,800	Entered Lot Size	
Total Parcel	153,700	300	16.000	967,300	1,121,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 1,620.59		/Parcel: 789.65			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	153,700	300	16.	967,300	1,121,300	1,121,300	Year End Roll	9/28/2017
2017	903	FV	145,700	300	16.	936,900	1,082,900	1,082,900	Year End Roll	9/29/2016
2016	903	FV	142,600	300	16.	921,700	1,064,600	1,064,600	Year End Roll	1/14/2016
2015	903	FV	138,200	300	16.	884,900	1,023,400	1,023,400	Year End	10/2/2014
2014	903	FV	137,100	300	16.	836,900	974,300	974,300	Year End Roll	1/23/2014
2013	903	FV	134,900	300	15.78	818,300	953,500	953,500	Year End Roll	10/25/2012
2012	903	FV	134,900	300	15.78	1,098,300	1,233,500	1,233,500	Year End	1/26/2012
2011	903	FV	138,200	300	15.78	1,144,700	1,283,200	1,283,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11018-499		12/1/1965			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/13/2016	6499	ROOF	24,600	C				Strip & re-roof pu

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	16.00005	Total SF/SM:	696962.19	Parcel LUC:	903 MUNICPL	Prime NB Desc	RES CAT 3	Total:	967,305	SpI Credit		Total:	967,300
--------------	----------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

